

**DRAFT MINUTES**

**NEW LIBRARY COMMITTEE**

**THE BROOKFIELD LIBRARY**

**AUGUST 4, 2015; 6:30 P.M., BROOKFIELD TOWN HALL, ROOM 129**

Present: C. Cumberton, D. Brooks, M. Brooks, A. Barney, B. McIlvaine, D. Cioffi

**Discuss Municipal Buildings**

Mrs. Barney advised that she recently attended a meeting about an upcoming parking lot study to be conducted for the Town Hall site. She indicated that it was discussed that dedicated parking for any use of the Town Hall site was unlikely. Possible configurations for parking at Town Hall were also reviewed. Conflicts with sports games and library activities continue to be a concern for this possible site.

**Discuss locations**

- **Update on Gurski Homestead**

Mrs. McIlvaine inquired if the Gurski family had any conditions regarding how the property is used, and Mrs. Cumberton advised that A. Dew, Chair of the Conservation Commission, believes they would like to see it put to a purposeful use. Mrs. Cumberton indicated that after going over the maps with Ms. Dew, it was determined there are eight buildable acres on the Gurski site. There was discussion regarding water and sewer availability at the south end of the property. Additionally, Ms. Dew does not believe that wetlands on the site would impose an issue on building there.

Mr. Brooks suggested that an engineer look at the site.

Ms. Cumberton advised that a State grant of \$5,000 fixed the roof on one of the buildings at the site.

It was noted that there is an easement on the site that will expire in 2021.

The maps were reviewed, and water access, the location of the community garden, and the buildings in the front were noted. Mrs. Cumberton stated that J. Voris advised her that the Water Pollution Control Authority would have to be consulted regarding sewer and water.

It was noted that the site is not in the Historic District; therefore, there would be fewer restrictions on signage.

**Next Steps**

It was recommended that a site walk with A. Dew and P. Checco be conducted.

There was discussion that when a specific location is recommended to the Library Board, that other interested community members be solicited to become involved on the Committee.

Mr. Brooks will email resident J. Varda, who has a zoning background, to see if he is interested in helping the Committee.

Mrs. Barney suggested that an inquiry be made to Ms. Dew regarding the legal viability of building at the Gurski site, as well as asking an engineer if the site could accommodate what the Committee is proposing to build.

It was noted that Farm Fest 2015 will be held on the Gurski site on Saturday, September 19, 2015, from 11 a.m. to 4 p.m.

Due to vacation plans, the August 19, 2015 meeting of the Committee may be canceled.

There was brief discussion regarding other limited possibilities at the Four Corners, including the bowling alley, and a concern expressed by Mrs. Brooks regarding the uncertainty of what the Four Corners will be developed as. Mrs. Cumberton offered to call Mr. Kurfehs regarding the bowling alley site, and inquire of Ms. Dew how many acres.

Mrs. Brooks will begin drafting a timeline of next steps, and Mrs. Barney noted that funding must be in place by March 1, 2018 for the State grant monies to be applied.

It was reiterated that a recommendation to the Library Board must be made by its November meeting.

Entrance and exit ways at Gurski must also be explored.

**Discuss Gmail Account Activity**

No additional emails have been received.

**Comments/Questions/Concerns**

None additional.

Respectfully submitted,  
D. Cioffi